Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale									
A Including subt po	5/23 Bamfield Road, Heidelberg Heights Vic 3081								
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$600,		000		&		\$650,000			
Median sale price									
Median price	\$713,25	50	Pro	perty Type	Unit			Suburb	Heidelberg Heights
Period - From	01/10/2	023	to	31/12/2023		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$685,000	17/02/2024
2			
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/04/2024 15:39







Rooms: 4

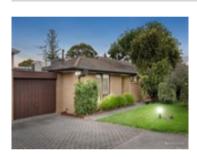
Property Type: Flat

Land Size: 148.266 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$650,000 **Median Unit Price** December quarter 2023: \$713,250

Comparable Properties



5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081 Agent Comments

└─ 2



updated

Price: \$685,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit Land Size: 175 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 94598111



